

COUNTIES OF WARREN AND WASHINGTON INDUSTRIAL DEVELOPMENT AGENCY

NATIVE DEVELOPMENT ASSOCIATES, LLC. PUBLIC HEARING MINUTES

AUGUST 14, 2023

Dave O'Brien, Chair of the Counties of Warren and Washington Industrial Development Agency (the "Agency"), called to order a duly noticed Public Hearing for Native Development Associates, LLC. at 2:00 p.m. on the 14th day of August 2023 at the Queensbury Town Center, 742 Bay Road in Queensbury, New York.

Present:

Representing:

Dave O'Brien

WWIDA/WWCDC Chair

Kara Lais, Esq.

FMBF, Legal Counsel for WWIDA/WWCDC

Chuck Barton

WWIDA CEO

Ginny Sullivan

WWIDA/WWCDC Member (Zoom)

Tim Barber

Partner, Native Development (Zoom)

John Strough

Supervisor, Town of Queensbury

Teri Ross

Tax Assessor, Town of Queensbury

Juan Gonzales

WWIDA/WWCDC Member

Jon Lapper, Esq.

Counsel representing Native Development Associates, LLC.

Steve Springer

Managing Partner, Native Development

Minutes were taken by Alie Weaver, WWIDA Office Administrator

Mrs. Weaver read the minutes of the published statement (legal notice) describing the proposed project.

Mr. Lapper stated that this vacant property was historically the Native Textile site when Native Development Associates, LLC. purchased and received Planning Board approval for a generic subdivided site plan to be available for commercial tenants. He stated that a lease was negotiated with Specialty Sales, Inc., and the Queensbury Planning Board approval is currently pending.

Mr. Springer stated that Specialty Sales, Inc. is expanding their market to the Northeast to serve New England in dairy cow hoof health. He noted that the IDA benefits have attracted Specialty Sales to this particular area.

Mr. Strough asked for clarification on the PILOT presented, where Mr. O'Brien stated that 100% of the property's current value will be paid throughout the PILOT and the incentives start on the assessed value of the improvements on the property during the PILOT term.

Ms. Lais stated that the sales tax exemptions usually expired after one year, as this is typically how long construction will run. She noted that the exemption is authorized for only construction materials and cannot be utilized for anything beyond that scope, regardless of when the exemption expires.

Mr. O'Brien noted that sales tax is already waived in New York State for manufacturing equipment.

Ms. Ross asked for clarification on the different PILOT structures available, where Mr. O'Brien explained that the incentives depend on the type of business being presented, with manufacturing wielding the highest incentive as it typically draws the most jobs created for the community.

Mr. O'Brien asked if there were any other questions or comments for the Native Development project at three separate intervals. There being none, Mr. O'Brien adjourned the Public Hearing for Native Development Associates, LLC at 2:31 pm.